144.0	0010	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	808,800 / 808,800
					USE VALUE:	808,800 / 808,800
					ASSESSED:	808,800 / 808,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
72		HIGH HAITH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	O'ROURKE DAVID
Owner 2:	MURPHY ANNE
Owner 3:	
Street 1:	72 HIGH HAITH ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,511 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Wood Shingle Exterior and 1682 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4511.000	364,500		444,300	808,800
Total Card	0.104	364,500		444,300	808,800
Total Parcel	0.104	364,500		444,300	808,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 480.86 | /Parcel: 480.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	94720
GIS Ref	
GIS Ref	
Insp Date	10/01/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 144.0-0010-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	364,600	0	4,511.	444,300	808,900	808,900	Year End Roll	12/18/2019
2019	101	FV	274,700	0	4,511.	416,500	691,200	691,200	Year End Roll	1/3/2019
2018	101	FV	274,300	0	4,511.	344,300	618,600	618,600	Year End Roll	12/20/2017
2017	101	FV	274,300	0	4,511.	316,500	590,800	590,800	Year End Roll	1/3/2017
2016	101	FV	274,300	0	4,511.	288,800	563,100	563,100	Year End	1/4/2016
2015	101	FV	259,100	0	4,511.	283,200	542,300	542,300	Year End Roll	12/11/2014
2014	101	FV	259,100	0	4,511.	263,200	522,300	522,300	Year End Roll	12/16/2013
2013	101	FV	185,700	0	4,511.	250,500	436,200	436,200		12/13/2012

!11301!

PRINT

Date	Time
12/11/20	01:29:13

LAST REV

Date	Time
10/15/18	10:52:00
apro	
11301	

USER DEFINED

Prior Id # 1:	94720
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WIXTED SANDRA A	26278-512		5/1/1996		177,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/1/2013	433	Manual	1,900	C				
7/14/2010	824	Addition	103,500					KITCHEN & BATH REN

ACTIVITY INFORMATION

Date	Result	By	Name
10/1/2018	MEAS&NOTICE	HS	Hanne S
3/14/2011	Info Fm Prmt	BR	B Rossignol
1/22/2009	Meas/Inspect	336	PATRIOT
4/10/2001	Inspected	PM	Peter M
12/1/1999	Mailer Sent		
11/18/1999	Measured	256	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4511		Sq. Ft.	Site		0	80.	1.23	9									444,265						444,300	

Total AC/HA: 0.10356 | Total SF/SM: 4511 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 444,265 | Spl Credit | Total: 444,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.27425671
Const Adj.:	0.97806144
Adj $ / SQ:	162.019
Other Features:	82500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	447771
Depreciation:	83285
Depreciated Total:	364486

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

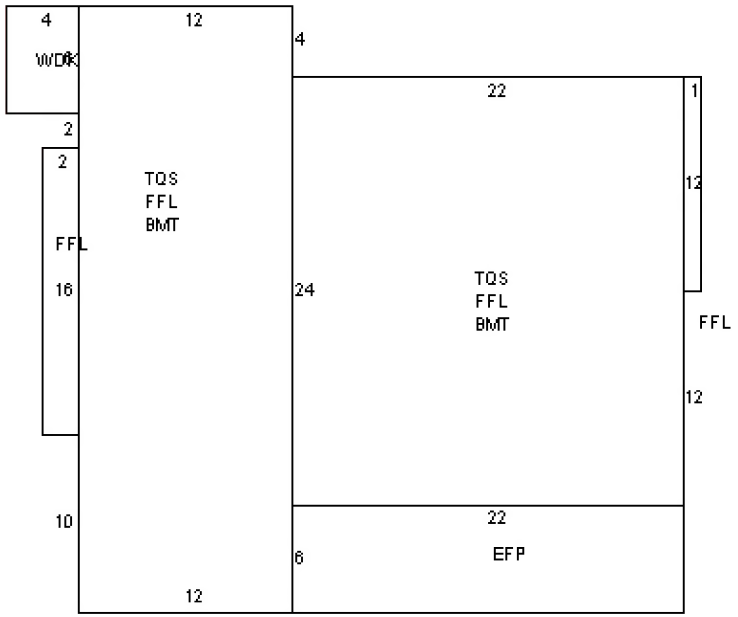
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	178.22
Special Features:	0	Val/Su Net:	131.40
Final Total:	364500	Val/Su SzAd	216.71

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	980	162.020	158,779
BMT	Basement	936	48.610	45,495
TQS	3/4 Story	702	162.020	113,737
EFP	Enclos Porch	132	46.800	6,178
WDK	Deck	24	15.650	376

Net Sketched Area:	2,774			Total:	324,565
Size Ad	1682	Gross Are	3008	FinArea	1682

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

144.0-0010-0005.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	